



St John's Road  
Lower Weston | Bath







### Accommodation

A well-presented, attractive mid-terraced Victorian property in Lower Weston. This 4-bedroom HMO is conveniently located close to local amenities and university bus routes. The accommodation comprises: smart kitchen; comfortable living room; ground floor double bedroom; two further double bedrooms and single bedroom to the first floor; and shower room. Double glazing throughout and gas central heating. Externally, there is a low maintenance, south facing garden to the rear. Viewing comes highly recommended.

### Location

St John's Road is a sought-after road in Lower Weston, close to the city centre, and tucked quietly behind the Upper Bristol Road. There is a very good selection of local amenities, including: Tesco Express, The Grocer Café, Upper Bristol Road shops, and the Chelsea Road shops. The property benefits from being less than a mile from Bath city centre, and is just around the corner from Royal Victoria Park. There is good access to the A4 towards Bristol, and Oldfield Park train station. Bus routes for both Bath universities run from bus stops close by.





- Gross yield of £18,040 per annum (£410 per person pcm)
- Currently tenanted until June 2018
- Already re-let at £430 per person pcm on a 12-month contract from July 2018
- Half rent applies for months of July and August
- Within easy walking distance of the city centre

- Close to amenities on Upper Bristol Road and Chelsea Road
- 4 Bedrooms (3 doubles and 1 single)
- Comfortable lounge
- Low maintenance south facing garden
- On-street parking

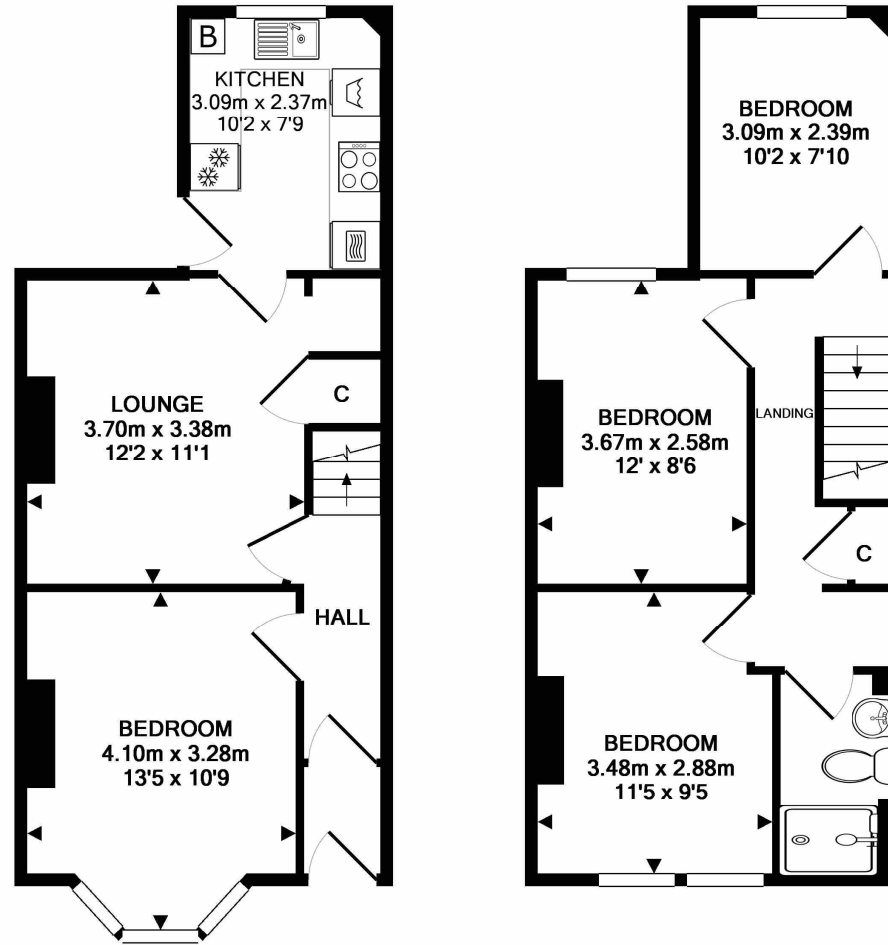


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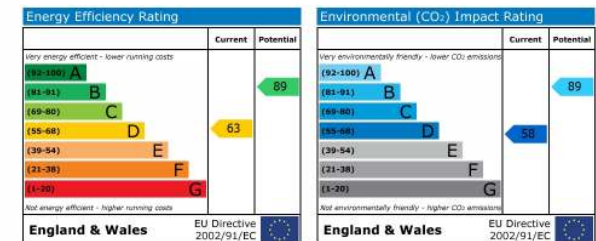
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GROUND FLOOR  
APPROX. FLOOR  
AREA 38.0 SQ.M.  
(409 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 36.8 SQ.M.  
(396 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.9 SQ.M. (806 SQ.FT.)



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